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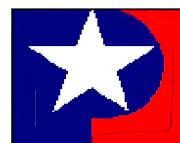
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,643,600 / 1,643,600
USE VALUE: 1,643,600 / 1,643,600
ASSESSED: 1,643,600 / 1,643,600
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FAY KARA E	
Owner 2:	
Owner 3:	

Street 1: 13 ADDISON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FAY CHRISTIAN M & KARA E -

Owner 2: -

Street 1: 13 ADDISON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 5040 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8080		Sq. Ft.	Site		0	90.	0.82	10									596,159						596,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8080.000	1,043,700	3,700	596,200	1,643,600		78043
							GIS Ref
							GIS Ref
							Insp Date
							07/27/16

USER DEFINED

Prior Id # 1:	78043
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	08:56:53
LAST REV Date	Time
06/08/21	12:34:04
jorourke	
9366	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,043,700	3700	8,080.	596,200	1,643,600		Year end	12/23/2021
2021	101	FV	1,014,500	3700	8,080.	596,200	1,614,400		Year End Roll	12/10/2020
2020	101	FV	1,014,500	3700	8,080.	596,200	1,614,400	1,614,400	Year End Roll	12/18/2019
2019	101	FV	759,400	3700	8,080.	629,300	1,392,400	1,392,400	Year End Roll	1/3/2019
2018	101	FV	759,400	3700	8,080.	463,700	1,226,800	1,226,800	Year End Roll	12/20/2017
2017	101	FV	708,400	3700	8,080.	443,800	1,155,900	1,155,900	Year End Roll	1/3/2017
2016	101	FV	727,400	3700	8,080.	410,700	1,141,800	1,141,800	Year End	1/4/2016
2015	101	FV	679,200	3700	8,080.	344,400	1,027,300	1,027,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAY CHRISTIAN M	75744-420	1	9/29/2020	Estate/Div		1	No	No	
NAIGAMWALLA DAR	54392-488		3/11/2010		1,182,000	No	No		
WATSON PATRICIA	47740-594		6/26/2006		980,000	No	No		
	10315-506		7/19/1963			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2016	1398	Add Bath	25,000	O				reno bsmn add bath
3/28/2016	325	Wood Dec	17,000	O				6x18 deck
6/25/2015	802	Redo Kit	143,000		6/25/2015			Removal of bathroo
4/21/2010	337	Redo Bat	44,700					RENO 2ND FLR MBTH
3/28/2005	189	Re-Roof	14,000					
8/5/2004	695	Redo Bat	24,500		G6	GR FY06		ADD HBTH, MUDROOM

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2016	Meas/Inspect	DGM	D Mann
7/27/2016	Permit Visit	DGM	D Mann
7/22/2010	Info Fm Prmt	BR	B Rossignol
11/24/2008	Meas/Inspect	163	PATRIOT
11/14/2006	MLS	HC	Helen Chinal
4/5/2005	Permit Visit	BR	B Rossignol
10/26/1999	Meas/Inspect	266	PATRIOT
7/20/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type:	15 - Old Style		Full Bath:	2	Rating: Very Good	A Bath:		Rating:										
Sty Ht:	2A - 2 Sty +Attic		3/4 Bath:	2	Rating: Very Good	A 3QBth:		Rating:										
(Liv) Units:	1	Total: 1	Foundation:	3 - BrickorStone		1/2 Bath:	1	Rating: Very Good										
Frame:	1 - Wood		A HBth:		Rating:	OthrFix:		Rating:										
Prime Wall:	1 - Wood Shingle																	
Sec Wall:		%																
Roof Struct:	2 - Hip		OTHER FEATURES			Kits:	1	Rating: Very Good										
Roof Cover:	1 - Asphalt Shgl		A Kits:		Rating:	Fpl:	3	Rating: Very Good										
Color:	BROWN		WSFlue:		Rating:													
View / Desir:			CONDOS INFORMATION															
GENERAL INFORMATION						LOCATION												
Grade:	B+ - Good (+)		Total Units:			Floor:												
Year Blt:	1890	Eff Yr Blt:				% Own:												
Alt LUC:		Alt %:				Name:												
Jurisdct:	G18	Fact:	.															
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION						DEPRECIATION												
Avg Ht/FL:	STD		Phys Cond:	VG - Very Good	4.6 %	Functional:		%										
Prim Int Wal	2 - Plaster		Economic:		%	Special:		%										
Sec Int Wall:		%	Override:		%													
Partition:	T - Typical			Total:	4.6 %													
Prim Floors:	3 - Hardwood																	
Sec Floors:	4 - Carpet	25 %																
Bsmnt Flr:	12 - Concrete																	
Subfloor:																		
Bsmnt Gar:																		
Electric:	3 - Typical																	
Insulation:	2 - Typical																	
Int vs Ext:	S																	
Heat Fuel:	2 - Gas																	
Heat Type:	5 - Steam																	
# Heat Sys:	1																	
% Heated:	100	% AC:	100															
Solar HW:	NO	Central Vac:	NO															
% Com Wal		% Sprinkled																
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:				
SPEC FEATURES/YARD ITEMS						PARCEL ID 121.0-0003-0004.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	20X12	A	AV	1950		25.42	T	40	101			3,700		3,700
More: N	Total Yard Items:	3,700	Total Special Features:		Total:	3,700												

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 12	BRs: 7	Baths: 2	HB 1

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	12	7	
Additions:				
Kitchen:				
Baths:	2004			
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	12	7	

RES BREAKDOWN

The sketch shows a rectangular building footprint divided into rooms. Labels include: EFP (Enclosed Porch) at the top left, FFL (First Floor) and BMT (Basement) along the left edge, TQS (3/4 Story) in the center, HST (Half Story) on the right, SFL (Second Floor) at the top right, and OSP (Screen Porch) at the bottom right. Room sizes are indicated by dimensions like 12x10, 10x10, etc.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,650	55.640	91,814	BMT	100	RRM		75	H
FFL	First Floor	1,650	124.690	205,745						
SFL	Second Floor	1,240	124.690	154,620						
HST	Half Story	598	124.690	74,504						
OSP	Screen Porch	482	21.860	10,535						
TQS	3/4 Story	315	124.690	39,279						
WDK	Deck	56	15.960	894						
EFP	Enclos Porch	30	72.410	2,172						
	Net Sketched Area:	6,021		Total: 579,563						
Size Ad	Gross Area	3802.5	FinArea	5040						

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc